



WASHINGTON HISTORIC PRESERVATION COMMISSION  
Regular Scheduled Meeting - Agenda  
Tuesday, December 2, 2014  
7:00 PM

**I. Opening of the meeting**

**II. Invocation**

**III. Roll call**

**IV. Old Business**

1. None

**V. Major Works, Certificate of Appropriateness**

**A. Major Works**

1. A request has been made by the Washington/Beaufort County Chamber of Commerce for a Certificate of Appropriateness to (1) remove the existing deck and steps and construct a new entranceway on the front of building and (2) construct a new deck with a handicap ramp on the south side (waterside) of the building located at 102 Stewart Parkway. The building is a non-contributing structure.
2. A request has been made by Mr. Justin Fejfar representing New Vision Partners, for a Certificate of Appropriateness to construct new balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Fowle Building. The balconies are requested to be located on the front, rear and west side of the building located at 189 West Main Street.
3. A request has been made by Mr. Brad Horton of Horton Contractors to renovate and remodel the former Riverwalk Steaks building by; (1) adding a new brick veneer exterior with architectural shingles; (2) construct new storefront with aluminum windows and doors; and (3) add pitched roof entranceway. The property is located at 100 North Bridge Street.
4. A request has been made by the Orr Lodge #104 Masonic Temple for a Certificate of Appropriateness for construction of a six feet high wooden privacy fence on the rear property line of the property located at 116 East 3<sup>rd</sup> Street.

**B. Minor Works**

1. A request has been made and approved by staff for a Certificate of Appropriateness for the installation of a new attached sign on the front of the building located at 138 South Market Street.

2. A request has been made and approved by staff for a Certificate of Appropriateness for the construction of 6' high wooden screen to enclose the mechanical and trash container on the rear of the building located at 116 East 3rd Street.

**VII. Other Business**

1. Water Street House

**VII. Approval of Minutes – November 4, 2014**

**VIII. Adjourn**

# Major Work

## 102 Stewart Parkway

Construct New Entranceway  
Construct New Deck



## Washington Historic Preservation Commission Staff Report

Date: November 24, 2014  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #1 – Major Works

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Request: to (1) remove the existing deck and steps and construct a new entranceway on the front of building and (2) construct a new deck with a handicap ramp on the south side (waterside).

Applicant: Catherine Glover, Director  
Washington/Beaufort County Chamber of Commerce  
102 Stewart Parkway  
Washington, NC 27889

Property Information:

Owners: The Greater Washington Chamber of Commerce, Inc  
Location: 102 Stewart Parkway  
PIN# 5675-87-2585

Project Information: The applicant has requested to (1) remove the existing deck, steps, and handicap ramp at the front entrance of the building and redesign the entranceway to include a new landing; and (2) construct a new deck and handicap ramp on the south side (waterside) of the building.

Proposed Work:

Size: Front Entrance: 8' x 6'  
Rear Deck: 53' x 16'  
Handicap Ramp: 4' x 32'  
Material: Composite material for decking & railings

Attachments:

COA Application  
Photographs of existing conditions  
Site Plan  
Conceptual Drawings  
Adjacent Property Owners

Staff Findings:

Guideline:

Chapter 3.0 Changes to Existing Buildings  
Section 3.3 Foundations: Review 3.3.6 & 3.3.7  
Section 3.13 Safety and Accessibility: Review all sections

Guideline:

Chapter 5.0 New Construction  
Section 5.3 Additions: Review Additions Guidelines  
Section 5.4 Decks: Review Decks Guidelines

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project does meet the intent of the guidelines and is compatible with the historic district.

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission  
Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please Use Black Ink

Street Address of Property: 102 Stewart Parkway

Historic Property/Name (if applicable): Non-Contributing Building

Owner's Name: Washington/Beaufort County Chamber of Commerce

Lot Size: 58' feet by 59' feet. 0.08 acres  
(width) (depth)

List all properties within 100 feet; on both sides, in front (across the street), and to the back of the property: (If necessary, attach a separate sheet)

Brief Description of Work to be Done:

(1) Remove existing deck and construct a new entranceway on the front of building; and (2) construct  
a new deck on the south side (waterside) of the building.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
<b>ACTION</b>	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

Catherine Glover - Director  
(Name of Applicant - type or print)  
102 Stewart Parkway Washington, NC 27889  
(Mailing Address) (Zip Code)  
11/20/14 252-946-9168  
(Date) (Daytime Phone Number)  
Catherine Glover  
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until \_\_\_\_\_. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

\_\_\_\_\_  
(Minor Work Auth. Sig.) (Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

**PROJECT CATEGORIES** (check all that apply):

- ☐ Exterior Alteration      ☒ Addition  
☒ New Construction      ☐ Demolition

**This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Contact the Inspections Department at 252-975-9304.**

**SUPPORTING INFORMATION:**

Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure that your application is complete. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. (Leave the checkbox blank if the item is not applicable).

- ☒ **Written Description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (ie. Width of siding, window trim, etc.)
- ☒ **Plot Plan** (if applicable). A plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences, walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey that you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- ☒ **Description of Materials** (provide samples if appropriate).
- ☐ **Photographs** of existing conditions.
- ☒ **Drawings** showing proposed work. Include one set of full size drawings when available.
  - ☐ **Plan** drawings.
  - ☒ **Elevation** drawings showing the new façade(s).
  - ☒ **Dimensions** shown on drawings.
  - ☒ **8-12" x 11" reductions** of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snapshots of individual drawings on the bigsheet. Photocopy reductions may be obtained from a number of blueprinting and photocopying businesses.
- ☐ **State or Federal Tax Credits/Funds or CAMA Permits.** If you are applying for any of these programs, you must include a copy of your letter or permit from the State.
- ☐ **Black Ink.** Your application must be prepared in black ink on 8-1/2" x 11" sheets so that it can be copied for commission members. Applications prepared in blue, red, or other colored inks and/or pencil copy poorly and will not be accepted.

**(Office Use Only)**

Section (page)	Topic	Brief Description of Work
Chapter 3.0	Changes to Existing Buildings	Add new entranceway
Section 3.13	Safety and Accessibility	
Chapter 5.0	New Construction	Add new deck
Section 5.3	Additions	
Section 5.4	Decks	

102 Stewart Parkway  
Chamber of Commerce

Property Information

# Beaufort County Property Photos

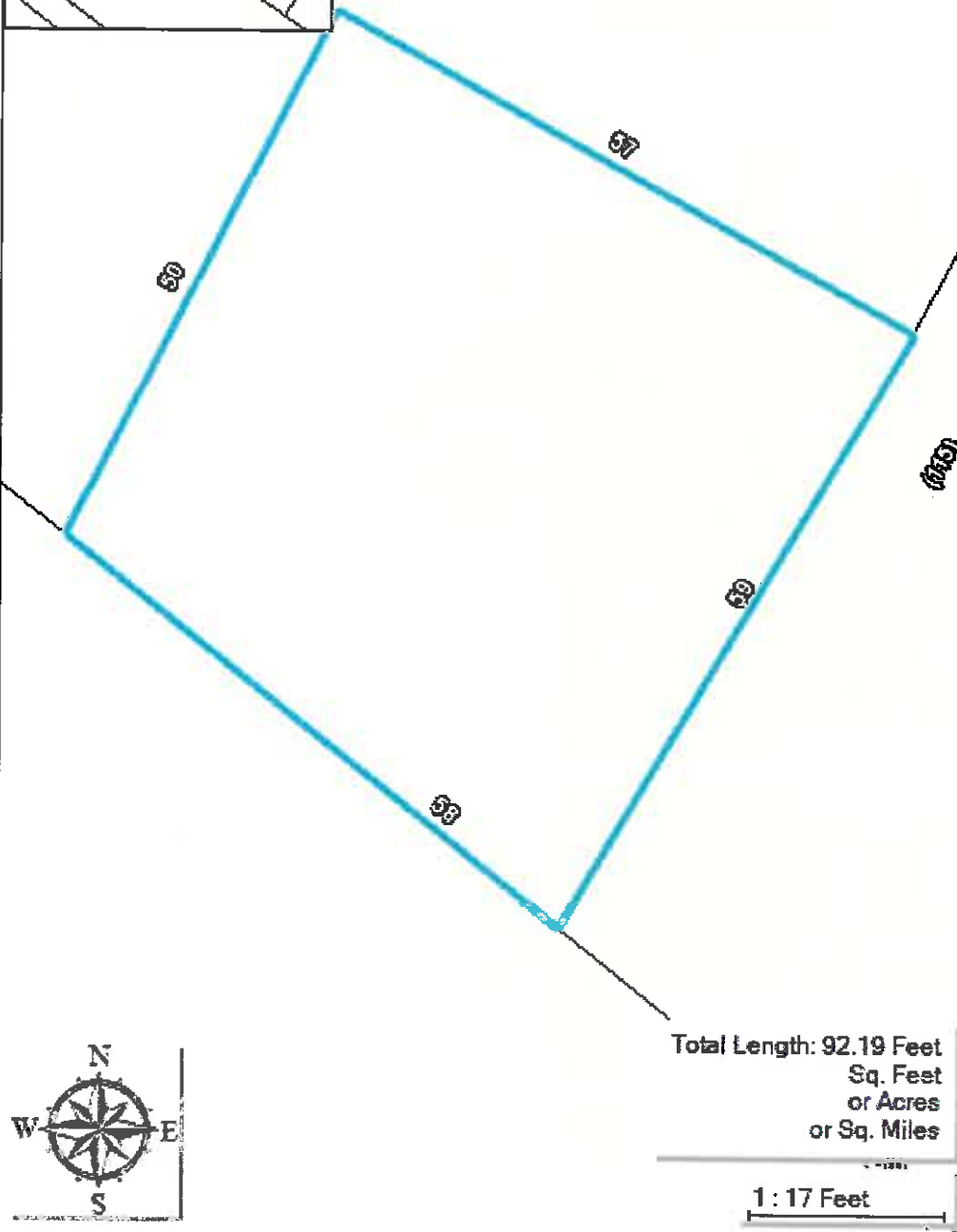
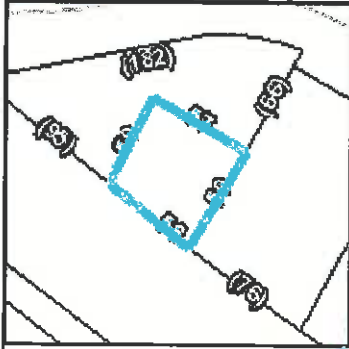
**PIN: 01022204**

Photo: 01022204.jpg

**01-022204**



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Parcels No Aerial



Property Land Owners



Annotation

Interior Tract Lines

Centerlines



County Line



County Line (Solid)

State



**Parcels**



**Property Land Owners**



**Annotation**

**Interior Tract Lines**

**Centerlines**

**County Line**



**County Line (Solid)**

**State**

<b><u>OBJECTID</u></b> 6842	<b><u>PIN</u></b> 01022204	<b><u>GPIN</u></b> 5675-87-2585
<b><u>GPIN LONG</u></b> 5675-87-2585	<b><u>OWNER NAME</u></b> THE GREATER WASHINGTON CHAMBER	<b><u>OWNER NAME2</u></b>
<b><u>MAILING ADDRESS2</u></b> P O BOX 665	<b><u>CITY</u></b> WASHINGTON	<b><u>MAILING ADDRESS</u></b> OF COMMERCE INC
<b><u>ZIP</u></b> 27889	<b><u>PROPERTY ADDRESS</u></b> STEWART PARKWAY	<b><u>STATE</u></b> NC
<b><u>ACCT_NBR</u></b> 41397	<b><u>MAP SHEET</u></b> 567508	<b><u>ACRES</u></b> 0
<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b> 837/912	<b><u>NBR_BLDG</u></b> 1
<b><u>BLDG_VAL</u></b> 395819	<b><u>DEFR_VAL</u></b> 0	<b><u>LAND_VAL</u></b> 76950
<b><u>NBHD_CDE</u></b> W	<b><u>NBHD_DESC</u></b> WATERFRONT	<b><u>TOT_VAL</u></b> 472769
<b><u>SUB_DESC</u></b>	<b><u>STAMPS</u></b>	<b><u>SUB_CDE</u></b>
<b><u>ZONE</u></b> B1H	<b><u>LAND_USE</u></b>	<b><u>SALE_PRICE</u></b>
<b><u>PROP_DESC</u></b> 1 LOT STEWART PARKWAY/CITY OF WASHINGTON	<b><u>MBL</u></b> 567508186	<b><u>DISTRICT</u></b> 1
<b><u>SQ_FT</u></b> 2577	<b><u>ROAD_TYPE</u></b> P	<b><u>EXEMPT_AMT</u></b>
<b><u>EFF_YR</u></b> 1985	<b><u>NBR_BED</u></b> 0	<b><u>YR_BUILT</u></b> 1985
<b><u>FLOOD_PLAIN</u></b>	<b><u>EXEMPT_PROP</u></b>	<b><u>NBR_BATHS</u></b> 2
	<b><u>NBR_STORIES</u></b> 3	<b><u>CENSUS_BLOCK</u></b>
		<b><u>NBR_HALF_BATHS</u></b> 0

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102 Stewart Parkway  
Chamber of Commerce

Existing Conditions



Chamber of Commerce – Front



**Chamber of Commerce – Rear**



Chamber of Commerce – Rear

102 Stewart Parkway  
Chamber of Commerce

Proposed Changes





A R Chesson Construction Co Inc  
11 E W Main St  
Washington, NC 27884  
800 842 4496  
www.archesson.com

November 25, 2014

Washington-Baltimore Chamber of Commerce



102 Stewart Parkway  
Chamber of Commerce

Property Owners

**Adjoining Property Owners – 102 Stewart Parkway**

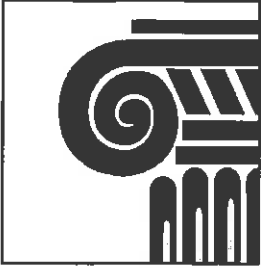
City of Washington  
PO Box 1988  
Washington, NC 27889

Friedman-Ravenwood LLC  
PO Box 1845  
Washington, NC 27889

Warren F. Smith  
601 Shorewood Drive  
Washington, NC 27889

South Market Properties LLC  
PO Box 668  
Washington, NC 27889

Archie Jennings  
328 West Main Street  
Washington, NC 27889



**CITY OF WASHINGTON**  
**DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION**

November 21, 2014

**Subject:** Certificate of Appropriateness – 102 Stewart Parkway – Chamber of Commerce

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by the Washington/Beaufort County Chamber of Commerce your property is located within a 100 feet of the above subject property.

*A request has been made by the Chamber of Commerce to remove the existing deck and construct a new entranceway on the front of building and construct a new deck on the south side (waterside) of the building located at 102 Stewart Parkway.*

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

**Date:** Tuesday, December 2, 2014

**Place:** City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. City Council Chambers.

**Time:** 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

John Rodman  
Planning and Development

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: 102 Stewart Parkway – Construction of new entranceway & deck

A request has been made by the Washington/Beaufort County Chamber of Commerce for a Certificate of Appropriateness to remove the existing deck and construct a new entranceway on the front of building and construct a new deck on the south side (waterside) of the building located at 102 Stewart Parkway. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings and Chapter 5.0 New Construction.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the Washington/Beaufort County Chamber of Commerce to remove the existing deck and construct a new entranceway on the front of building and construct a new deck on the south side (waterside) of the building located at 102 Stewart Parkway. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.13 Safety and Accessibility and Chapter 5.0 New Construction Section 5.3 Additions and Section 5.4 Decks.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the Washington/Beaufort County Chamber of Commerce to remove the existing deck and construct a new entranceway on the front of building and construct a new deck on the south side (waterside) of the building located at 102 Stewart Parkway. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.13 Safety and Accessibility and Chapter 5.0 New Construction Section 5.3 Additions and Section 5.4 Decks. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to the Washington/Beaufort County Chamber of Commerce to remove the existing deck and construct a new entranceway on the front of building and construct a new deck on the south side (waterside) of the building located at 102 Stewart Parkway. This motion is based on the following findings of fact: the

application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.13 Safety and Accessibility and Chapter 5.0 New Construction Section 5.3 Additions and Section 5.4 Decks.

# Major Work

189 West Main Street

Construct New Balconies



## Washington Historic Preservation Commission Staff Report

Date: November 24, 2014  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #2 – Major Works

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Request: to construct new balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Fowle Building. The balconies are requested to be located on the front, rear and west side of the building.

Applicant: Justin Fejfar  
New Vision Partners  
13016 Saxon Way  
Raleigh, NC 27613

Property Information:

Owners: New Vision Partners, LLC  
Location: 189 West Main Street  
PIN# 5675-78-9150

Project Information: The applicant has requested to add balconies to some of the windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. The balconies would include windows on the front, rear and west side of the building. The balcony railings would be made of metal and would extend 4 feet out from the building. A total of eight balconies are being requested.

Proposed Work:

Size: The balconies would be approximately 8 feet x 4 feet. The railings would be at least 3 feet in height.

**Material:** The railings would be of a metal material and the flooring would be

**Attachments:** COA Application  
Photographs of existing conditions  
Conceptual Drawings  
Previously approved balconies  
Adjacent Property Owners

**Staff Findings:**

**Guideline:** Chapter 3.0 Changes to Existing Buildings  
Section 3.8 Upper Facades: Review Upper Façade Guidelines  
Section 3.9 Rear Elevations: Review Rear Elevation Guidelines

The Historic Preservation Commission has granted approval for the installation of balconies on the upper stories of several buildings downtown during previous requests. These approvals were primarily for the rear and the sides of the buildings. No requests for balconies on the front of the buildings were approved unless there was evidence shown that balconies had existed on the front of the building previously.

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines and past approvals it does appear that the request does meet the intent of the guidelines and is compatible with the historic district with the exception of the front elevation. This approval is conditioned on the fact that the new additions will not cover or obscure any architectural detail

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission  
Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please Use Black Ink

Street Address of Property: 189 West Main Street

Historic Property/Name (if applicable): Fowle Building

Owner's Name: New Vision Partners

Lot Size: N/A feet by N/A feet.  
(width) (depth)

List all properties within 100 feet; on both sides, in front (across the street), and to the back of the property: (If necessary, attach a separate sheet)

Brief Description of Work to be Done:

Add balconies to the 2nd and 3rd floors of the building. The balconies would be on the rear, front and west side of the building.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
<b>ACTION</b>	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

Justin Feifar, New Visions Partners  
(Name of Applicant - type or print)

102 13016 Saxon Way Raleigh, NC 27613  
(Mailing Address) (Zip Code)

11/4/14 919-810-9571  
(Date) (Daytime Phone Number)

Justin Feifar  
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until \_\_\_\_\_. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

\_\_\_\_\_  
(Minor Work Auth. Sig.)

\_\_\_\_\_  
(Date)

**Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.**

**PROJECT CATEGORIES** (check all that apply):

- ☒ Exterior Alteration      ☒ Addition  
☐ New Construction      ☐ Demolition

**This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Contact the Inspections Department at 252-975-9304.**

**SUPPORTING INFORMATION:**

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- ☒ **Drawings** showing proposed work. Include one set of full size drawings when available.
  - ☐ **Plan** drawings.
  - ☒ **Elevation** drawings showing the new façade(s).
  - ☒ **Dimensions** shown on drawings.
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**(Office Use Only)**

Section (page)	Topic	Brief Description of Work
Chapter 3.0	Changes to Existing Buildings	Add new Balconies
Section 3.8	Upper Facades	
Section 3.9	Rear Elevations	

189 West Main Street  
Fowle Building

Property Information

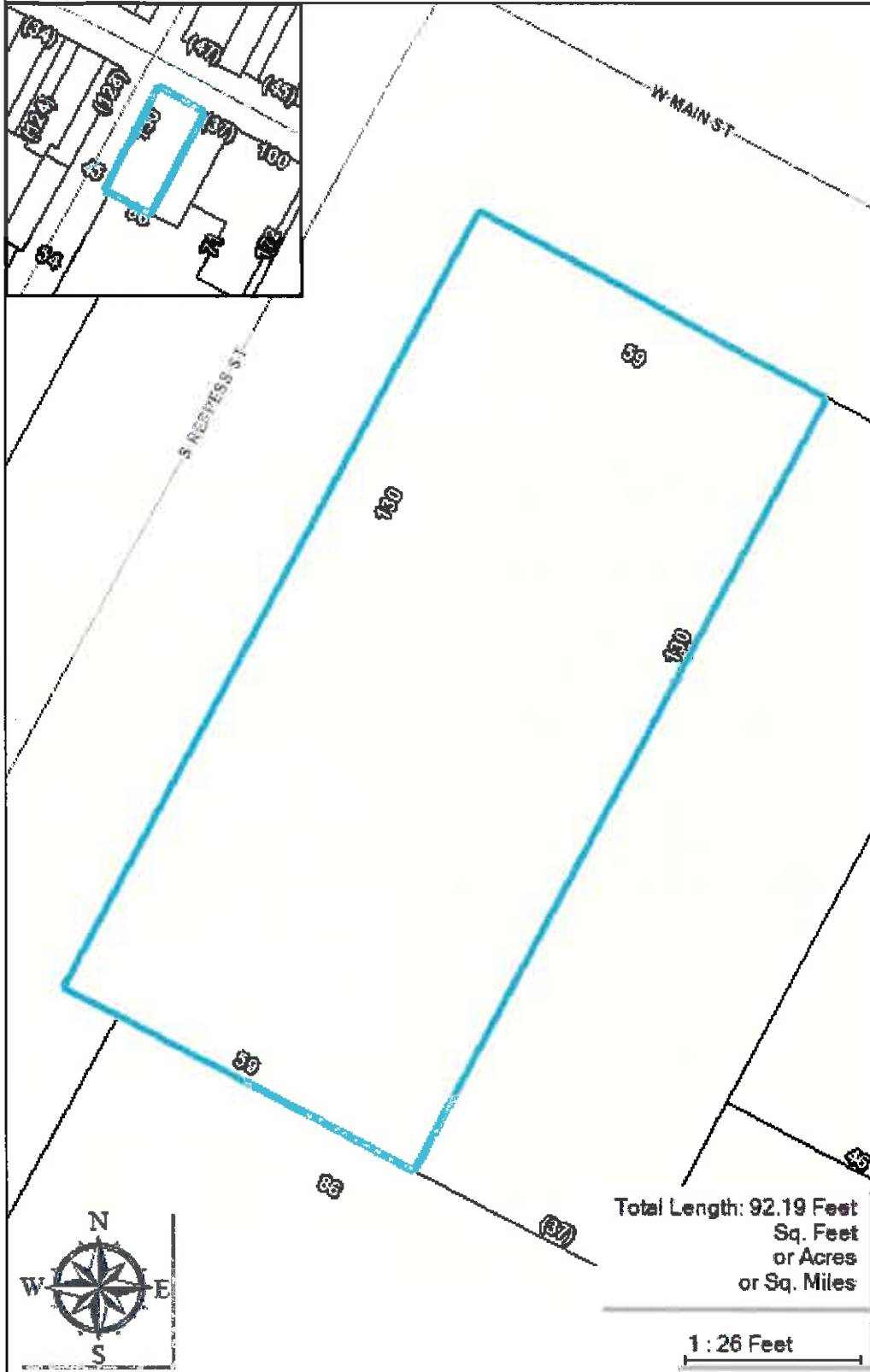
# Beaufort County Property Photos

**PIN: 15007123**

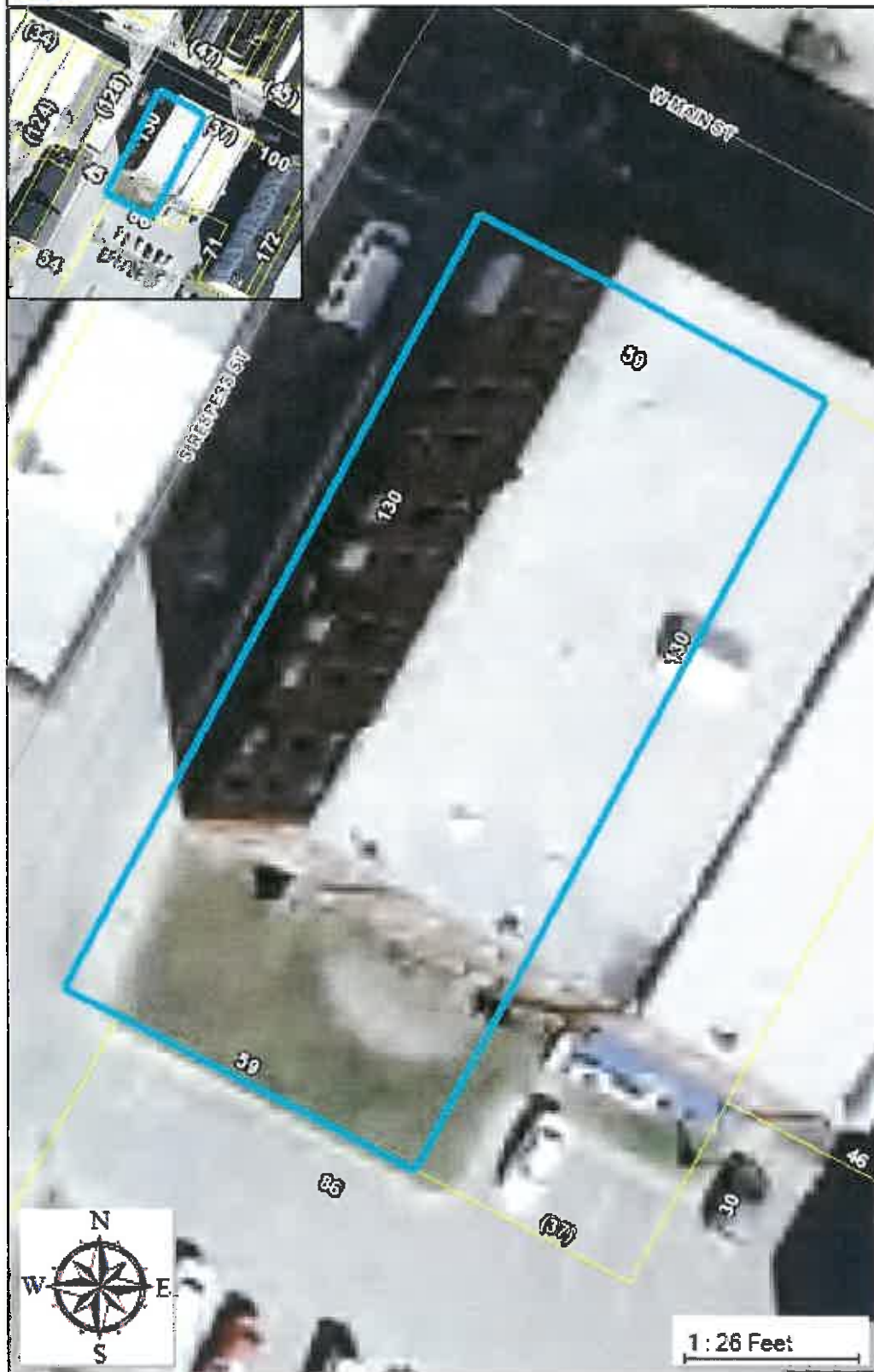
Photo: 15007123.jpg



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- ☐ Parcels No Aerial  
☐ Property Land Owners  
 Annotation  
 Interior Tract Lines  
 Centerlines  
 County Line  
☒ County Line (Solid)  
 State



## Parcels



## Property Land Owners



## Annotation

## Interior Tract Lines

## Centerlines

## County Line



## County Line (Solid)

## State

<b><u>OBJECTID</u></b>	<b><u>PIN</u></b>	<b><u>GPIN</u></b>
6734	15007123	5675-78-9150
<b><u>GPIN LONG</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5675-78-9150	NEW VISION PARTNERS LLC	
<b><u>MAILING ADDRESS</u></b>	<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>
	1205 KINSDALE DRIVE	RALEIGH
<b><u>STATE</u></b>	<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>
NC	27615	195 & 189 W MAIN ST
<b><u>ACRES</u></b>	<b><u>ACCT NBR</u></b>	<b><u>MAP SHEET</u></b>
0	918576	567508
<b><u>NBR BLDG</u></b>	<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>
1	09/27/2013	1829/0281
<b><u>LAND VAL</u></b>	<b><u>BLDG VAL</u></b>	<b><u>DEFR VAL</u></b>
154123	490520	0
<b><u>TOT VAL</u></b>	<b><u>NBHD CDE</u></b>	<b><u>NBHD DESC</u></b>
644643	AC1	ZONE 1 AVERAGE COMMERCIAL
<b><u>SUB CDE</u></b>	<b><u>SUB DESC</u></b>	<b><u>STAMPS</u></b>
		140
<b><u>SALE PRICE</u></b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
70000	B1H	
<b><u>DISTRICT</u></b>	<b><u>PROP DESC</u></b>	<b><u>MBL</u></b>
1	LOT SE CRN OF MAIN & RESPESS	567508290
<b><u>EXEMPT AMT</u></b>	<b><u>ROAD TYPE</u></b>	<b><u>YR BUILT</u></b>
	P	1934
<b><u>SQ FT</u></b>	<b><u>NBR BED</u></b>	<b><u>NBR BATHS</u></b>
17790	1	1
<b><u>EFF_YR</u></b>	<b><u>EXEMPT PROP</u></b>	<b><u>CENSUS_BLOCK</u></b>
1980		
<b><u>FLOOD PLAIN</u></b>	<b><u>NBR STORIES</u></b>	<b><u>NBR HALF_BATHS</u></b>
	5	0

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**189 West Main Street  
Fowle Building**

**Existing Conditions**



189 West Main Street - Front



189 West Main Street — West Side



189 West Main Street – Rear



**189 West Main Street  
Fowle Building**

**Proposed Changes**

**189 West Main Street  
Fowle Building**

**Previous Balcony Approvals**

# 158 West Main St.

building to accommodate a rooftop deck, and (4) add balconies to the rear and west side of the building located at 158 West Main Street. Bob Henkel came forward and John Rodman administered the oath. Mr. Henkel presented elevation drawings showing the windows that will be removed and replaced with doors, windows that will remain and windows that will be added. The doors leading to the balconies will be a double French door with lights on each side and a light panel above, same transom as other windows. The awnings on the lower level will be squared off and similar to what is there now only shorter. They will be squared off and not come down as far over the windows, you will just be able to see the bottom of the transom. Mr. Henkel stated he may need to come back at a later date to change the request for the awnings, being each unit will be a different store.

Comments: none

The following motion was made by Katherine Tate and seconded by Chris Collier: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Bob Henkel to replace the awnings on the front of the building. All voted in favor and the motion carried.

Request number 2 & 4 – Mr. Henkel stated that for the French doors to be installed, one window will have to be removed and expand the opening to install the doors. Three new windows will be added on the bottom level. John Rodman stated the balconies will be high enough to accommodate truck traffic, the power lines will fall below the balconies. He is proposing wood flooring with tile on the balconies and simple vertical pickets. The decks will be four feet wide. Water will flow between the joints of the tile on the floor of the deck.

Comment: Bill Sykes and Scott Campbell stated the balconies add to the project and this is an extremely beneficial project to downtown. Frances Brundage stated this project gives character to a plain building.

The following motion was made by Kathy Simpson and seconded by Katie Leach: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Bob Henkel to replace and add windows to the west elevation and add balconies to the rear and west side of the building located at 158 West Main Street. The pickets on the balconies shall be vertical pickets. All voted in favor and the motion carried.

Mr. Henkel stated the railings will not be seen from the front of the building. They will be built to code and made of wrought iron and will be picket style.

# Clasificación

119.320 W. Martin Street  
Raleigh, NC 27601

Structural Corporation  
Lyngdahl E. Associates  
120 N. Mary's Street  
Raleigh, NC 27605  
919.873.0495

**MAESTRO Consultants**  
Triangle Engineering  
13210 SE Mayfield Rd  
Suite 201  
Cary, NC 27513  
919.678.9127



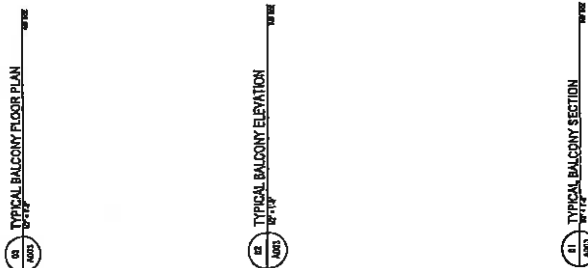
981

WASHINGTON  
NORTH CAROLINA

**BALCONY**  
**DETAIL #**

A003

DATE: 07.12.96  
NAME: JAGJIT  
CHECKED: SDH  
FILE NAME: 2000\_0000\_010  
PROJECT DIR: 0000  
PRINTING: 0000



201 West Main St.

Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.13 Safety and Accessibility. All voted in favor and the motion carried.

Mr. Bradshaw stated there is a cedar tree growing into the gutters of the Church Beside the sanctuary. It is not very pretty and is messy. John Rodman stated there is no need to get a letter from an arborist if the tree is not suspected of being Diseased. Michael Overton stated that a formal COA needs to be presented if the Church wishes to remove the tree.

2. A request has been made by Port Bath Builders, acting as agent for Tri-Star Aviation, for a Certificate of Appropriateness to replace the rotten soffit and fascia board with new material on the structure located at 101 North Bridge Street. The existing siding is masonite and will be replaced with hard-board plank. Michael Overton stated this item could be approved as Minor Works. A motion was made by Bet Archie and seconded by Kathy Simpson to move this request to a minor works request and allow staff to approve it. All voted in favor and the motion carried.

3. A request has been made by Glenn & Sharon Williams for a Certificate of Appropriateness to add a 10' x 5' metal balcony on the 3<sup>rd</sup> floor rear exterior of the building located at 201 West Main Street. Glenn Williams came forward and John Rodman administered the oath. Mr. Williams stated this is located at the rear of the Curiosity Shop and will be an all metal flooring with wrought iron rails. John Rodman stated that balconies on the rear of buildings have been approved in the past. He further noted that the surrounding businesses have no objection to the addition of the balcony.

The following motion was made by Bet Archie and seconded by Katirle Leach: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to: Glenn & Sharon Williams for a Certificate of Appropriateness to add a 10' x 5' metal balcony on the 3<sup>rd</sup> floor rear exterior of the building located at 201 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Existing Buildings Subsection 3.9 Rear Elevations. All voted in favor and the motion carried.

4. A request has been made by Mr. Harry Langley, representing Randolph Funeral Home, for a Certificate of Appropriateness to construct a 40' x 50' garage at the rear of the property located at 219 North Bonner Street. The siding to be used is hard-board plank. Harry Langley came forward and John Rodman administered the oath. Mr. Langley stated the garage will be 40' wide and 50'

### **DESCRIPTION**

Attach 10.5'W x 5'D x 42"H metal balcony to 3<sup>rd</sup> floor exterior of building facing south toward Pamlico River. The balcony will be within the property boundaries of said property. The floor of the balcony will be made of metal and the rails will be made of late 1800's fleur de lis design wrought iron.

### **PHOTOGRAPH of EXISTING CONDITION**





be minimized to 4.2ft instead of 5.2 ft. Jon Zellweger stated that would not be a problem

Public comment:

Lee Hemick – Chamber – Stated he was for the project, but wondered what consideration was being given for parking, being that is a public parking lot behind the building. Maureen Lavan stated this was not a concern for the HPC, but was handled by the Planning Board. John Rodman stated that the City Council has created a parking committee developed under Archie Jennings and that committee is working on this issue.

Opposed:

Bea Morton: Ms. Morton stated the meters need to be screened so they are not visible from the street. She further stated she was concerned about the rear decking and possible flooding. Mr. Zellweger stated the deck would be raised and open so water could flow through and it will be the same height as the deck on the rear of Washington Jewelers. She further stated she had concerns that the structure could not hold the addition of another story. Mr. Zellweger stated they have a structural engineer who believes the masonry is strong enough to support the addition, but there may need to be work done to the existing interior wood structure. Ms. Morton voiced concern over the 10ft. right-of-way stating it may not be closed. Mr. Zellweger stated that if that right-of-way was not relinquished they would scale down the rear deck to accommodate that, but this is not really a concern of the HPC.

HPC discussion: Katirle Leach stated she was just not comfortable at the moment with the addition. Mr. Zellweger stated additions such as this have been done in DC, Raleigh, Wilmington, etc. He would appreciate the opportunity to meet with the subcommittee to try to enhance the addition to where all members feel comfortable with it.

John Rodman stated that the Commission can approve everything but the rooftop addition.

The following motion was made by Michael Overton and seconded by Bet Archie: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jon Zellweger-Agent for Oakview Capital, for the renovation and development of the existing three story Fowle Building located at 189 West Main Street. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Design Guidelines specifically Chapter 3.0 Changes to Existing Buildings. I further move that the Historic Preservation Commission place the following conditions on the approval: the Respass Street balconies can be not exceed 4.2ft, the meters need to be screened, continue the request for the rooftop addition to explore other options. All voted in favor and the motion carried.

Maureen Lavan exited the meeting – Bet Archie now acting as chair.

311-200 W. Martin Street  
Raleigh, NC 27601  
919.321.2775  
919.321.0524 fax  
info@cityclerks.net

Standard Consultants  
Lyons & Associates  
120 St. Mary's Street  
Raleigh, NC 27605  
919.833.0495

**MERP Consultants**  
Triangle Engineering  
1320 SE Maynard Road  
Suite 201  
Cary, NC 27511  
919.478.8107

189

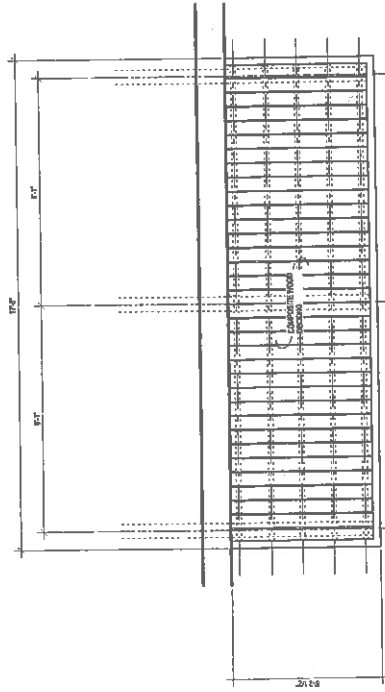
WEST MAIN STREET  
WASHINGTON  
NORTH CAROLINA

## BALCONY DETAILS

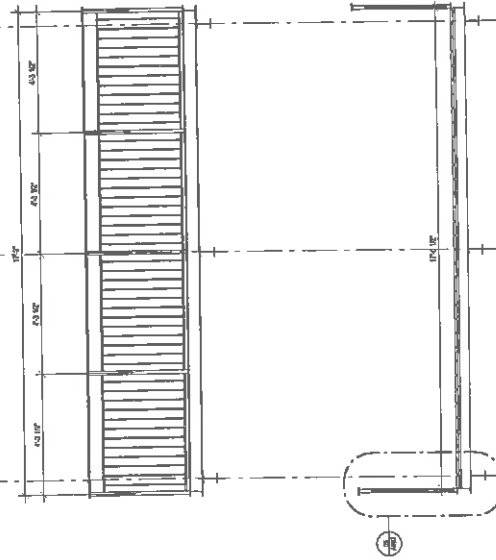
A003

DATE: 07.12.05  
DRAWN: JGZ/JW  
CHECKED: SDJ  
FILE NAME: 3505\_0200\_00  
PROJECT NO: DOA  
PRINTING:

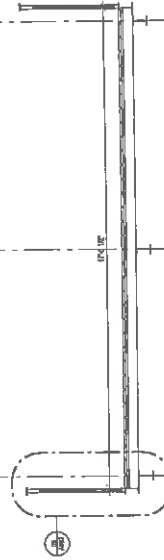
00 TYPICAL BALCONY FLOOR PLAN



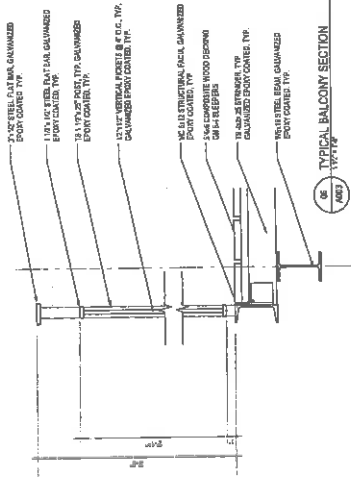
17 TYPICAL BALCONY ELEVATION



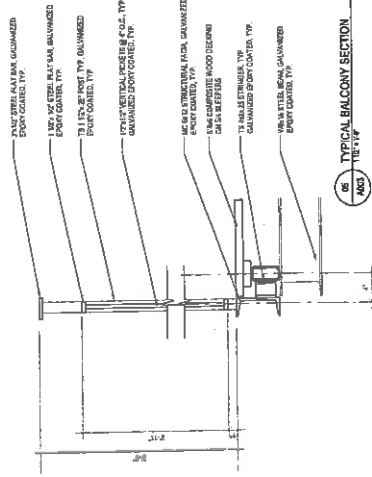
II TYPICAL BALCONY SECTION



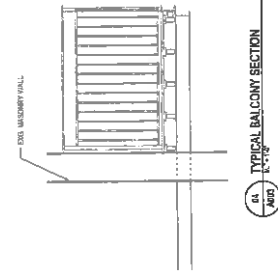
OF  
TYPICAL BALCONY SECTION



05 TYPICAL BALCONY SECTION



64 TYPICAL BALCONY SECTION





Structural Consultants  
Lynch & Associates  
120 S. Mary's Street  
Durham, NC 27605  
919.333.8425

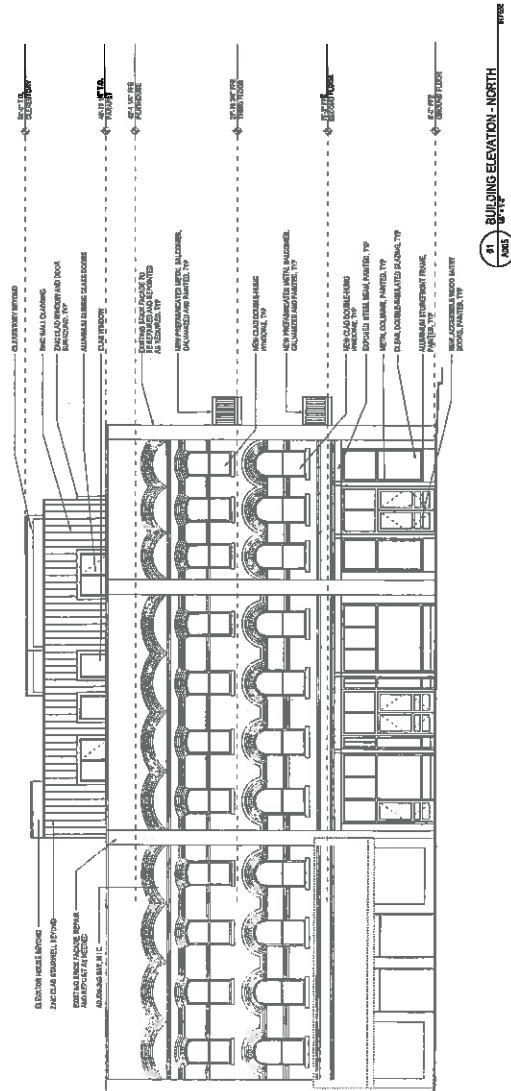
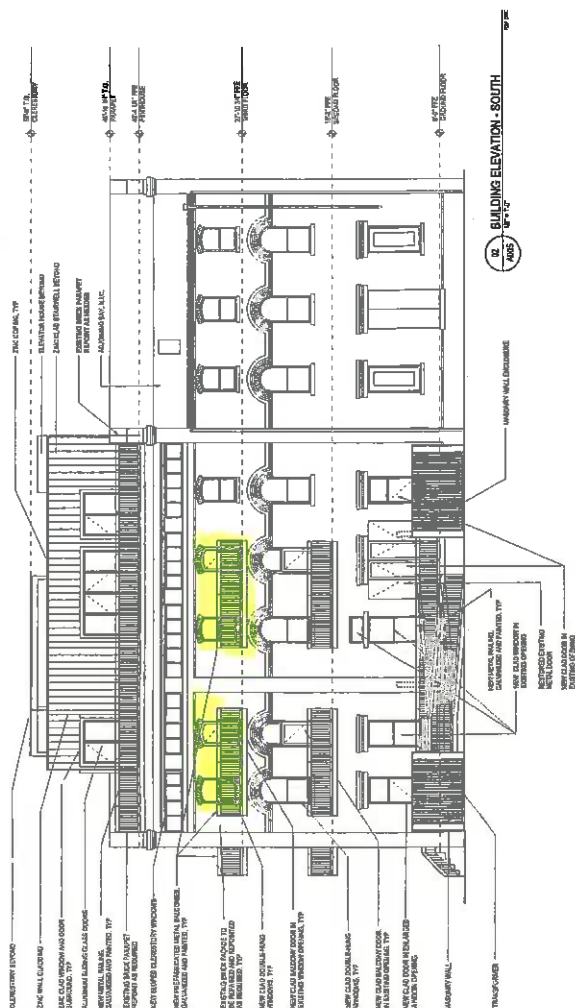
SEWER Consultants  
Tetra Tech Engineering  
1330 SE Maynard Road  
Suite 201  
Cary, NC 27511  
919.678.8197

WASHINGTON

BUILDING  
ELEVATIONS

A005

DATE: 97.12.08  
ORGAN: RZ249  
CHECKED: 308  
FILE NAME: 3001\_0208\_00  
PROJECT NO: 00A  
SUNTIME: 00A





**Structural Consultants**  
Lynaght & Associates  
120 St. Mary's Street  
Raleigh, NC 27605  
919.993.0415

**WESP Consultants**  
Triangle Engineering  
1320 SE Maynard Road  
Suite 201  
Cary, NC 27511  
919.578.5107

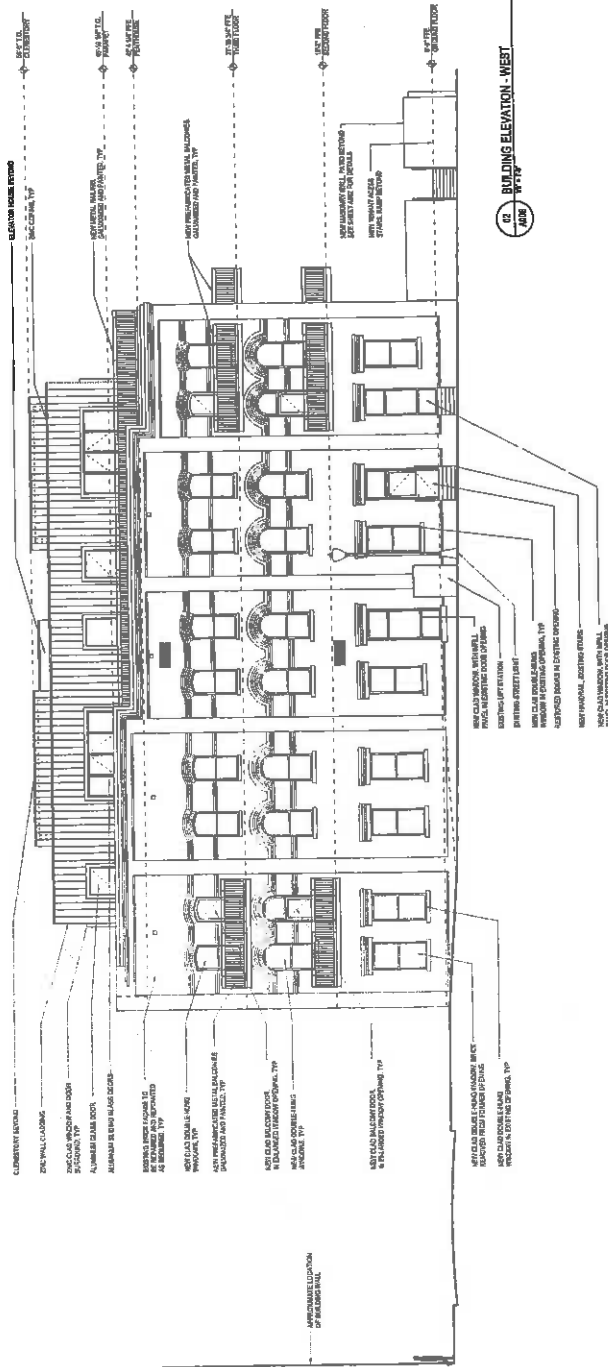
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WEST MAIN STREET  
WASHINGTON  
NORTH CAROLINA

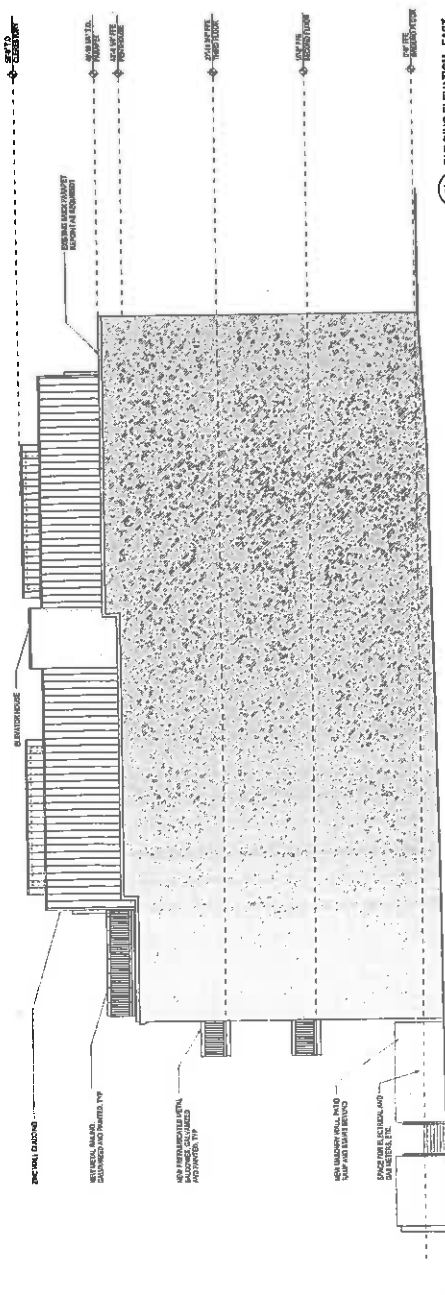
## BUILDING ELEVATIONS

A006

DATE: 07.12.08  
DRAWN: JZZJY  
CHECKED: SJS  
FILE NAME: 2005\_0208\_DO  
PROJECT NO: CDA  
FIRM: CDA



02 BUILDING ELEVATION - WEST



01 BUILDING ELEVATION - EAST  
1/4" = 1'-0"

189 West Main Street  
Fowle Building

Property Owners

**Adjoining Property Owners: 189 W. Main Street**

---

Elizabeth Morton  
414 West Main Street  
Washington, NC 27889

The George Inn LLC  
c/o Milton Kirkland  
4140 Mendenhall Parkway  
High Point, NC 27265

Sharon Williams  
PO Box 2165  
Washington, NC 27889

Randall Walker  
PO Box 2632  
Washington, NC 27889

PGML LLC  
107 Island Lane  
Washington, NC 27889

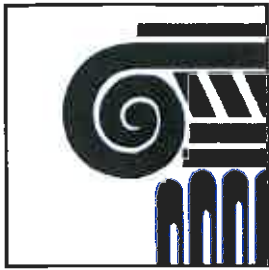
Melton Everett  
231 East Main Street  
Washington, NC 27889

Wolf Enterprises LLC  
19245 Fishburne Dr  
Spring Hill, FL 34610

Ruth Schmitt  
202 West Main Street  
Washington, NC 27889

Friedman-Ravenwood, LLC  
401 Moss Landing  
Suite 301  
Washington, NC 27889

Betty Ingalls  
PO Box 1386  
Washington, NC 27889



# CITY OF WASHINGTON

DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

---

**Subject:** Certificate of Appropriateness – 189 West Main Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District all property owners within 100 feet of the proposed construction activities are required to be notified by the City of Washington. According to the application submitted by the City of Washington, your property is located within 100 feet of the above referenced property.

*A request has been made by the owner of 189 West Main Street to construct balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. The balconies are requested to be located on front, rear and west of the building located at 189 West Main Street.*

You are welcomed and encouraged to attend the regularly scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

**Date:** Tuesday, December 2, 2014

**Place:** City Hall - Municipal building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

**Time:** 7:00 PM

In the meantime, should you have any questions please feel free to contact me.

Sincerely,

John Rodman  
Planning and Development  
252-975-9383

Thomas Czuhai  
24 Somerset Lane  
Stafford, VA 22554

L Thomas Properties, LLC  
201 Wesley Road  
Greenville, NC 27858

Jerry Evans  
162 W. Main Street  
Washington, NC 27889

Benjamin Woolard  
PO Box 36  
Washington, NC 27889

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: 189 West Main Street – Construction of new balconies

A request has been made by Mr. Justin Fejfar of New Visions Partners for a Certificate of Appropriateness to construct new balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Fowle Building. The balconies are requested to be located on the front, rear and west side of the building located at 189 West Main Street. Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Justin Fejfar of New Visions Partners to construct new balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Fowle Building. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.8 Upper Facades and Section 3.9 Rear Elevations.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Justin Fejfar of New Visions Partners to construct new balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Fowle Building. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.8 Upper Facades and Section 3.9 Rear Elevations. I further move that the Historic Preservation Commission place the following conditions on the approval:

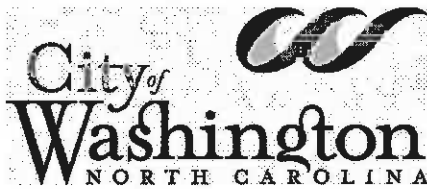
*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Justin Fejfar of New Visions Partners to construct new balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Fowle Building. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings, Section 3.8 Upper Facades and Section 3.9 Rear Elevations.

# Major Work

100 North Bridge Street  
Former Riverwalk Steaks

Building Renovation



## Washington Historic Preservation Commission Staff Report

Date: November 24, 2014  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #3 – Major Works

---

Request: to renovate and remodel the former Riverwalk Steaks building; add a new brick veneer exterior with architectural shingles; construct new storefront with aluminum windows and doors; and add pitched roof entranceway.

Applicant: Brad Horton  
Horton Contractors  
1100 West 5<sup>th</sup> Street  
Washington, NC 27889

Property Information:

Owners: M.M. Fowler Inc  
Location: 100 North Bridge Street  
PIN# 5675-68-7999\*

Project Information: The applicant has requested to renovate and remodel the existing building. The applicant will add a new brick veneer exterior with architectural shingles; construct new storefront with aluminum windows and doors; and add pitched roof entranceway.

Proposed Work:

Size: Building: 40' x 65'  
Extensions: 8' x 38' & 16' x 25'

Material: Brick Veneer, Architectural Shingles, Aluminum Storefront, Hardi-Plank Siding

**Attachments:**

COA Application  
Photographs of existing conditions  
Site Plan  
Conceptual Drawings  
Adjacent Property Owners

**Staff Findings:**

**Guideline:**

Chapter 3.0 Changes to Existing Buildings  
Section 3.1 Exterior Walls: Review Walls Guidelines  
Section 3.2 Materials: Review Masonry Guidelines  
Section 3.7 Storefronts: Review Storefront Guidelines

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project does meet the intent of the guidelines and is compatible with the historic district. The building is a non-contributing structure and is in need of repair.

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission

Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please use Black Ink

Street Address of Property: 100 S BRIDGE ST.

Historic Property/Name (if applicable): \_\_\_\_\_

Owner's Name: TAKE 2 COMPUTING (FUTURE OWNER) - M.M. FOWLER INC. (CURRENT OWNER)

Lot Size: \_\_\_\_\_ feet by \_\_\_\_\_ feet.  
(width) (depth)

Brief Description of Work to be Done:

REMODEL THE OLD KIDWALK RESTAURANT BLOC. DEMOLISH EXISTING BLOC  
DOWN TO BLOCK WALLS. REPLACE WITH A NEW BRICK VENEER EXTENSION WITH  
30 YR ARCHITECTURAL SHINGLES. NEW ALUMINUM STOLEFOOT WINDOWS AND DOORS  
FOR FRONT OF BLOC. SEE ATTACHED PLANS.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
<b>ACTION</b>	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

ALAO ACTION  
(Name of Applicant - type or print)  
1100 W 5TH ST WASHINGTON, NC 27889  
(Mailing Address) (Zip Code)  
11-29-14 252-623-9078  
(Date) (Daytime Phone Number)  
[Signature]  
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until \_\_\_\_\_. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

100 North Bridge Street  
Former Riverwalk Steaks

Property Information

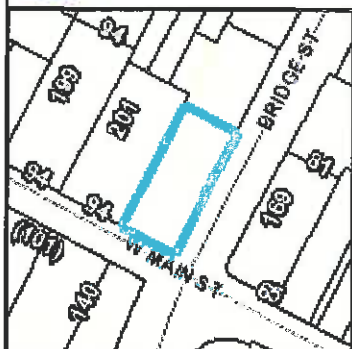
# Beaufort County Property Photos

**PIN: 01027869**

Photo: 01027869.jpg



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Parcels No Aerial



Property Land Owners



Annotation

Interior Tract Lines

Centerlines

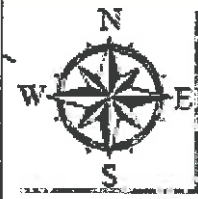


County Line



County Line (Solid)

State

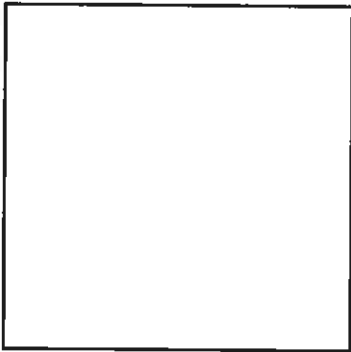


1 : 36 Feet



1/24

## Overview Map

[Quick Search](#)[Advanced Search](#)[Search Builder](#)[Coordinate Search](#)[Comparable Search](#)

Excel 2000/2003

Results

Display Labels

©2009-2014 Mobile311, LLC Various icons by: Silk Icons

<b><u>OBJECTID</u></b>	<b><u>PIN</u></b>	<b><u>GPIN</u></b>
6557	01027869	5675-68-7999
<b><u>GPIN LONG</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5675-68-7999	M M FOWLER INC	
<b><u>MAILING ADDRESS</u></b>	<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>
LOCATION #135	4220 NEAL RD	DURHAM
<b><u>STATE</u></b>	<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>
NC	27705	100 S BRIDGE ST
<b><u>ACRES</u></b>	<b><u>ACCT NBR</u></b>	<b><u>MAP SHEET</u></b>
0	27600	567500
<b><u>NBR BLDG</u></b>	<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>
2		836/106
<b><u>LAND VAL</u></b>	<b><u>BLDG VAL</u></b>	<b><u>DEFR VAL</u></b>
74800	98126	0
<b><u>TOT VAL</u></b>	<b><u>NBHD CDE</u></b>	<b><u>NBHD_DESC</u></b>
172926	AC1	ZONE 1 AVERAGE COMMERCIAL
<b><u>SUB CDE</u></b>	<b><u>SUB_DESC</u></b>	<b><u>STAMPS</u></b>
<b><u>SALE PRICE</u></b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
	B1H	
<b><u>DISTRICT</u></b>	<b><u>PROP_DESC</u></b>	<b><u>MBL</u></b>
1	2 LOTS BRIDGE & MAIN STREET	567500186
<b><u>EXEMPT AMT</u></b>	<b><u>ROAD TYPE</u></b>	<b><u>YR_BUILT</u></b>
	P	1950
<b><u>SQ_FT</u></b>	<b><u>NBR BED</u></b>	<b><u>NBR_BATHS</u></b>
2905	0	0
<b><u>EFF_YR</u></b>	<b><u>EXEMPT_PROP</u></b>	<b><u>CENSUS_BLOCK</u></b>
1960		
<b><u>FLOOD_PLAIN</u></b>	<b><u>NBR_STORIES</u></b>	<b><u>NBR_HALF_BATHS</u></b>
	1	2

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**100 North Bridge Street  
Former Riverwalk Steaks**

**Existing Conditions**





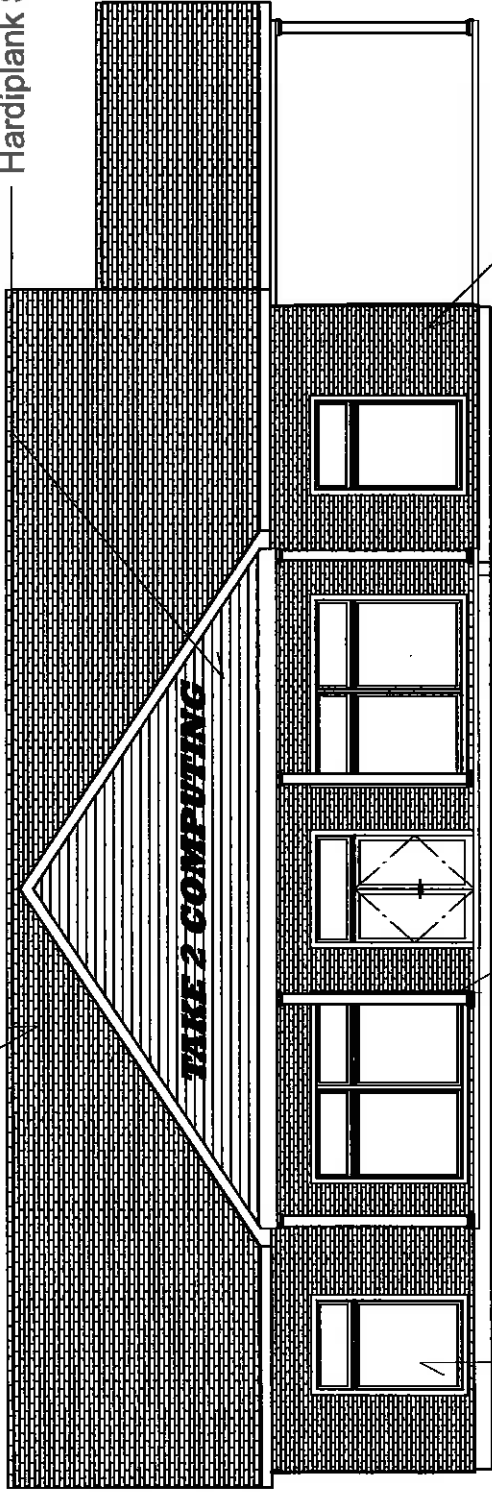


# 100 North Bridge Street Former Riverwalk Steaks

## Proposed Changes

Architectural Shingles

Hardiplank Siding

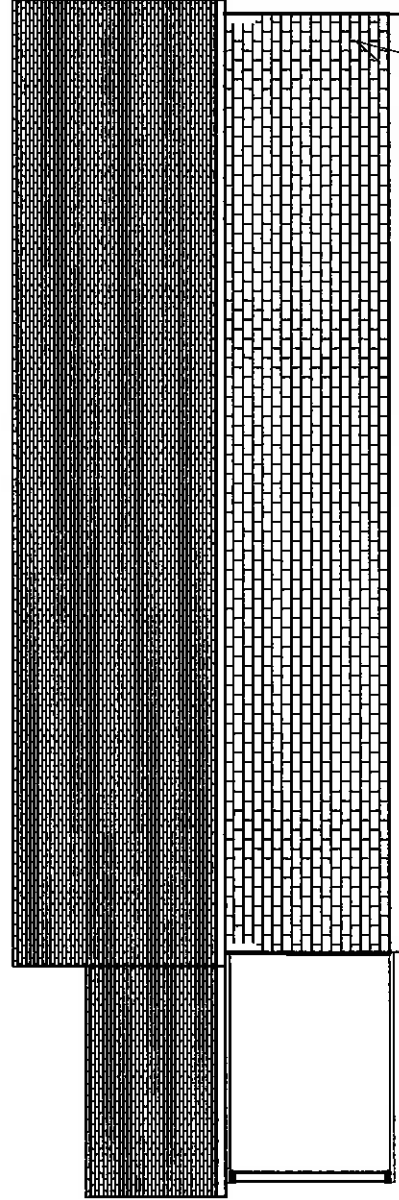


10" Fiberglass Columns

Front Elevation

Brick Veneer

Aluminum Storefront Windows & Doors



Painted Block Veneer  
Rear Elevation

SHEET TITLE:

Take 2 Computing

PROJECT DESCRIPTION:



HORTON  
CONTRACTORS, Inc.  
DRAWINGS PROVIDED BY:

DATE:

11/25/2014

SCALE:

SHEET:

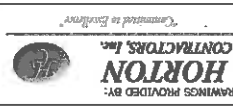
A-1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

## Take 2 Computing

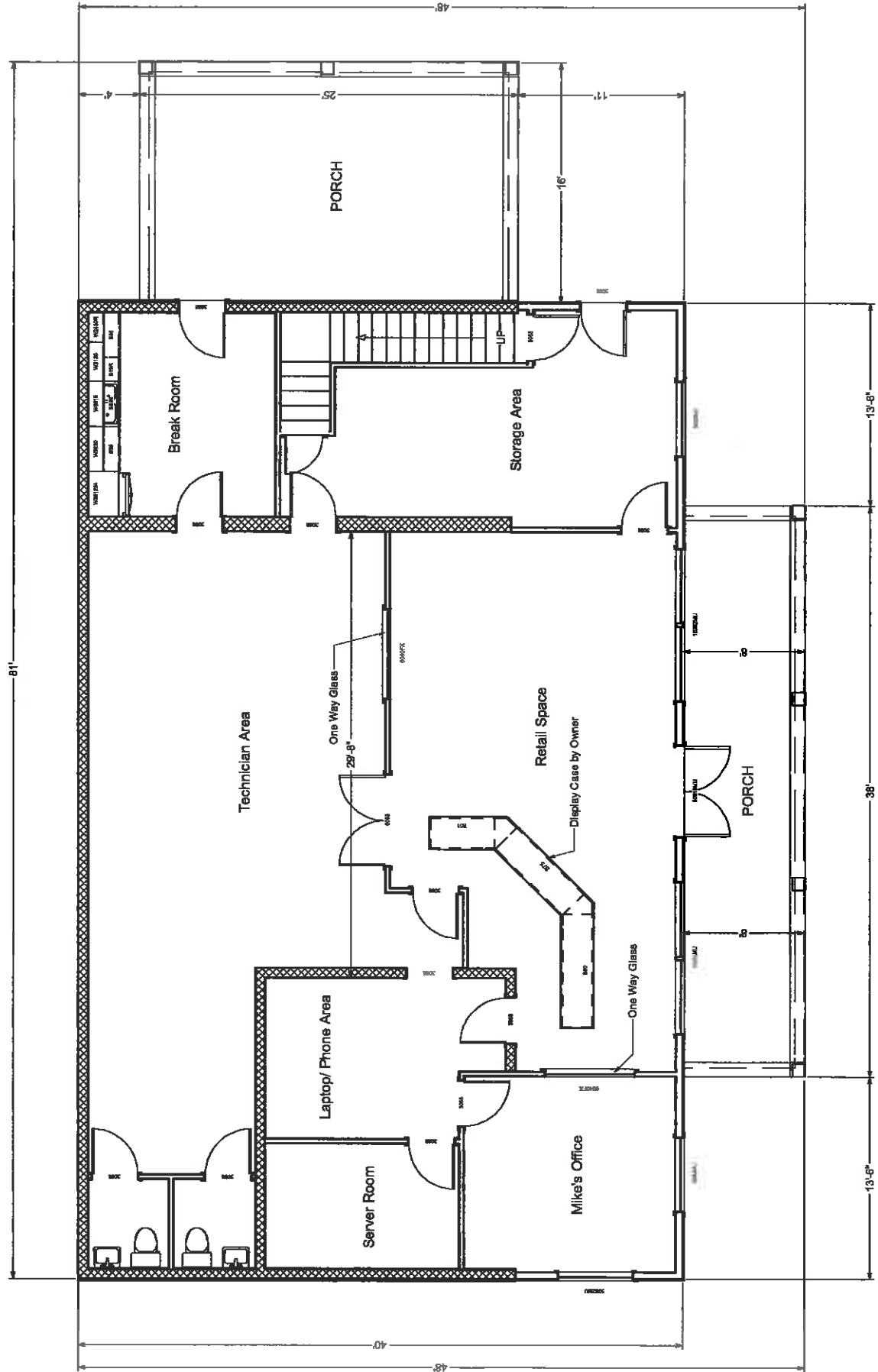
**PROJECT DESCRIPTION:**



DATE:	11/25/2014
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SCALE:

SHEET:  
**A-3**



## Floor Plan



**100 North Bridge Street  
Former Riverwalk Steaks**

**Property Owners**

Adjoining Property Owners – 100 North Bridge Street

Tri-Star Aviation  
122 Catnip Point  
Bath, NC 27808

Michael A. Wrought  
111 Wellington Drive  
Washington, NC 27889

Anne Stuart O'Neal  
511 West Main Street  
Washington, NC 27889

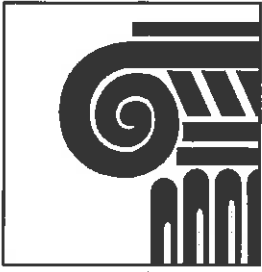
Sonny Swanner  
731 West 2<sup>nd</sup> Street  
Washington, Nc 27889

Timothy Evans  
1566 Hwy 30  
Greenville, NC 27834

City of Washington  
PO Box 1988  
Washington, NC 27889

Pirate Properties Dev. LLC  
8737 Bald Eagle Lane  
Wilmington, NC 28411

Elizabeth Davis  
509 West 2<sup>nd</sup> Street  
Washington, NC 27889



**CITY OF WASHINGTON**  
**DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION**

November 21, 2014

**Subject:** Certificate of Appropriateness – 100 North Bridge Street

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by Mr. Brad Horton of Horton Contractors your property is located within a 100 feet of the above subject property.

*A request has been made by Mr. Horton to renovate and remodel the former Riverwalk Steaks building. Add a new brick veneer exterior with architectural shingles. Construct new storefront with aluminum windows and doors. Add pitched roof.*

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

**Date:** Tuesday, December 2, 2014

**Place:** City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. City Council Chambers.

**Time:** 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

John Rodman  
Planning and Development

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: 100 North Bridge Street – Renovate and remodel building

A request has been made by Mr. Brad Horton of Horton Contractors for a Certificate of Appropriateness to Please review the Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.1 Exterior Walls, Section 3.2 Materials, & Section 3.7 Storefronts.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Brad Horton of Horton Contractors to renovate and remodel the former Riverwalk Steaks building; add a new brick veneer exterior with architectural shingles; construct new storefront with aluminum windows and doors; and add pitched roof entranceway. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.1 Exterior Walls, Section 3.2 Materials, & Section 3.7 Storefronts.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Brad Horton of Horton Contractors to renovate and remodel the former Riverwalk Steaks building; add a new brick veneer exterior with architectural shingles; construct new storefront with aluminum windows and doors; and add pitched roof entranceway. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.1 Exterior Walls, Section 3.2 Materials, & Section 3.7 Storefronts. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Brad Horton of Horton Contractors to renovate and remodel the former Riverwalk Steaks building; add a new brick veneer exterior with architectural shingles; construct new storefront with aluminum windows and doors; and add pitched roof entranceway. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 3.0 Changes to Existing Buildings Section 3.1 Exterior Walls, Section 3.2 Materials, & Section 3.7 Storefronts.

# Major Work

116 East 3<sup>rd</sup> Street  
Orr Lodge #104

Construct a New Fence



## Washington Historic Preservation Commission Staff Report

Date: November 24, 2014  
To: HPC Members  
From: John Rodman, Director  
Community and Cultural Services  
Re: HPC Agenda – Item #4 – Major Works

---

Request: to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons.

Applicant: Douglas Bennett  
Orr Lodge #104  
1269 Biggs Road  
Pinetown, NC 27865

Property Information:

Owners: Orr Lodge #104  
Location: 116 East 3rd Street  
PIN#: 5675-98-4604

Project Information: The applicant has requested to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons.

Proposed Work:

Size: Length of fence: 95'  
Height of fence: 6'

Material: Wooden fence

Attachments:

COA Application  
Photographs of existing conditions  
Site Plan  
Adjacent Property Owners

Staff Findings:

Guideline:

Chapter 4.0 Streetscape and Site Design  
Section 4.6 Fences and Walls: Review Fence and Walls  
Guidelines beginning with 4.6.1

Based on staff review of the submitted material for the project and the Historic Preservation Commission Guidelines it does appear that the project does meet the intent of the guidelines and is compatible with the historic district. The fence would only cover a portion of the rear yard to maintain security.

# APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission  
Washington, NC

To: Washington Historic Preservation Commission  
102 East 2nd Street  
Washington, NC 27889

Please Use Black Ink

Street Address of Property: 116 East 3rd Street

Historic Property/Name (if applicable): Orr Lodge #104 - Masonic Temple

Owner's Name: Orr Lodge #104

Lot Size: 114' feet by 285' feet.  
(width) (depth)

List all properties within 100 feet; on both sides, in front (across the street), and to the back of the property: (If necessary, attach a separate sheet)

Brief Description of Work to be Done:

Add 6' high wooden privacy fence from the northwest corner of the property to the northeast corner of the property. Along the the rear property for security and privacy reasons.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
<b>ACTION</b>	
<input type="radio"/> Approved	
<input type="radio"/> Approved with Conditions	
<input type="radio"/> Denied	
<input type="radio"/> Withdrawn	
<input type="radio"/> Staff Approval	
(Date)	(Authorized Signature)

Douglas Bennett II  
(Name of Applicant - type or print)

1269 Biggs Road Pinetown, NC 27865  
(Mailing Address) (Zip Code)

11/16/14 252-945-5335  
(Date) (Daytime Phone Number)

*Douglas Bennett*  
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until . Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.) (Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

**PROJECT CATEGORIES** (check all that apply):

- ☐ Exterior Alteration      ☒ Addition  
☒ New Construction      ☐ Demolition

**This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Contact the Inspections Department at 252-975-9304.**

**SUPPORTING INFORMATION:**

Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure that your application is complete. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. (Leave the checkbox blank if the item is not applicable).

- ☒ **Written Description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (ie. Width of siding, window trim, etc.)
- ☒ **Plot Plan** (if applicable). A plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences, walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey that you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- ☒ **Description of Materials** (provide samples if appropriate).
- ☒ **Photographs** of existing conditions.
- ☒ **Drawings** showing proposed work. Include one set of full size drawings when available.
  - ☐ **Plan** drawings.
  - ☐ **Elevation** drawings showing the new façade(s).
  - ☒ **Dimensions** shown on drawings.
  - ☐ **8-12" x 11" reductions** of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snapshots of individual drawings on the bigsheet. Photocopy reductions may be obtained from a number of blueprinting and photocopying businesses.
- ☐ **State or Federal Tax Credits/Funds or CAMA Permits.** If you are applying for any of these programs, you must include a copy of your letter or permit from the State.
- ☒ **Black Ink.** Your application must be prepared in black ink on 8-1/2" x 11" sheets so that it can be copied for commission members. Applications prepared in blue, red, or other colored inks and/or pencil copy poorly and will not be accepted.

**(Office Use Only)**

Section (page)	Topic	Brief Description of Work
Chapter 4.0	Streetscape and Site Design	Add new fence
Section 4.6	Fences & Walls	

116 East 3rd Street  
Orr Lodge #104

Property Information

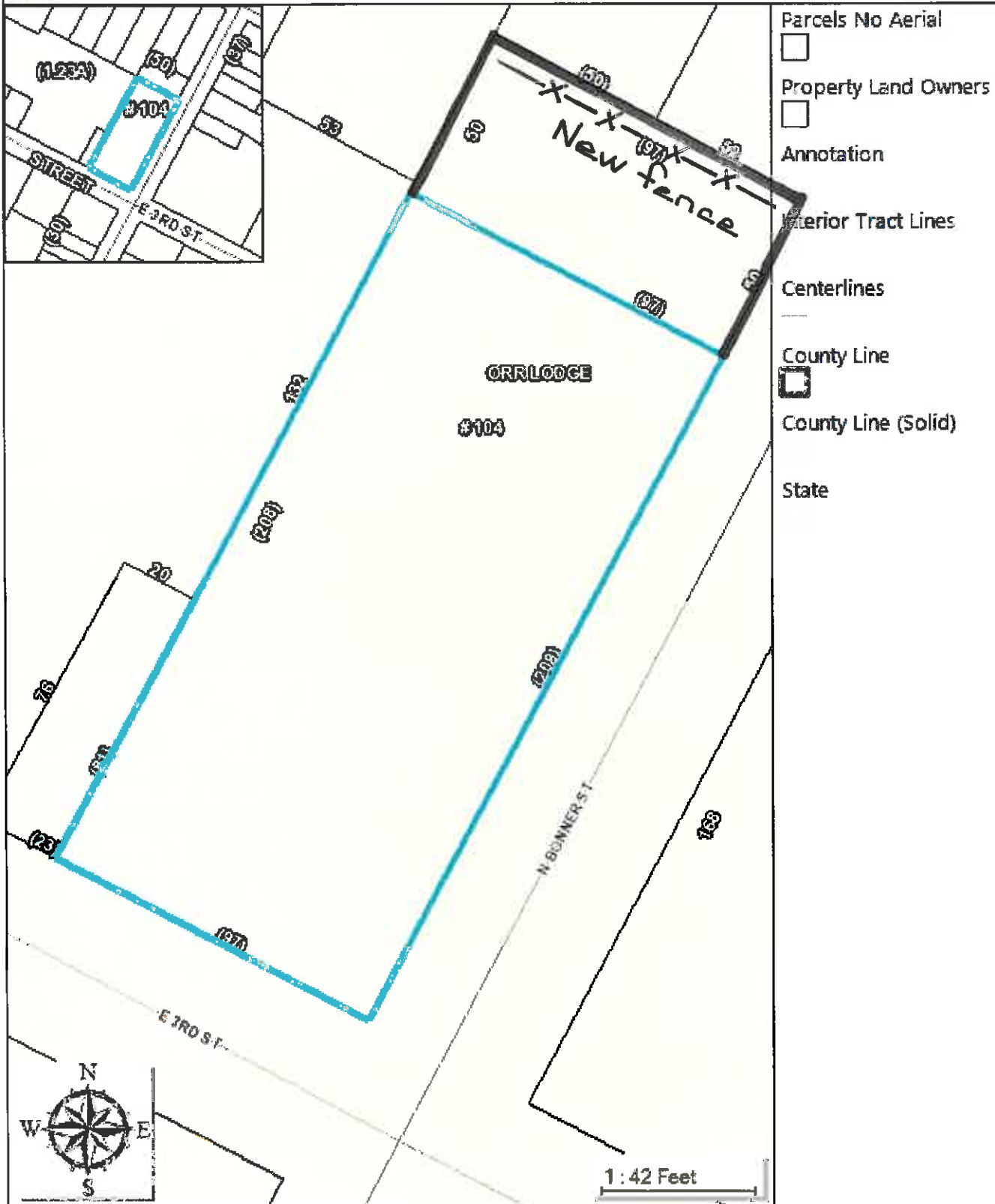
# Beaufort County Property Photos

**PIN: 01012925**

Photo: 01012925.jpg



Copyright 2014 by Mobile311, LLC





<b><u>OBJECTID</u></b>	<b><u>PIN</u></b>	<b><u>GPIN</u></b>
7271	01012925	5675-98-4604
<b><u>GPIN LONG</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME2</u></b>
5675-98-4604	ORR LODGE NO 104	
<b><u>MAILING ADDRESS</u></b>	<b><u>MAILING ADDRESS2</u></b>	<b><u>CITY</u></b>
116 EAST 3RD STREET		WASHINGTON
<b><u>STATE</u></b>	<b><u>ZIP</u></b>	<b><u>PROPERTY ADDRESS</u></b>
NC	27889	THIRD & BONNER ST
<b><u>ACRES</u></b>	<b><u>ACCT_NBR</u></b>	<b><u>MAP SHEET</u></b>
0	5372	567508
<b><u>NBR_BLDG</u></b>	<b><u>DATE</u></b>	<b><u>DEED BOOK and PAGE</u></b>
2		
<b><u>LAND_VAL</u></b>	<b><u>BLDG_VAL</u></b>	<b><u>DEFR_VAL</u></b>
40352	268240	0
<b><u>TOT_VAL</u></b>	<b><u>NBHD_CDE</u></b>	<b><u>NBHD_DESC</u></b>
308592	B1HR	B1 HISTORICAL RESIDENTIAL
<b><u>SUB_CDE</u></b>	<b><u>SUB_DESC</u></b>	<b><u>STAMPS</u></b>
<b><u>SALE_PRICE</u></b>	<b><u>ZONE</u></b>	<b><u>LAND_USE</u></b>
	B1H	
<b><u>DISTRICT</u></b>	<b><u>PROP_DESC</u></b>	<b><u>MBL</u></b>
1	1 LOT COR THIRD & BONNER STREET	56750897
		<b><u>EXEMPT_AMT</u></b>
<b><u>ROAD_TYPE</u></b>	<b><u>YR_BUILT</u></b>	<b><u>SQ_FT</u></b>
P	1958	7686
<b><u>NBR_BED</u></b>	<b><u>NBR_BATHS</u></b>	<b><u>EFF_YR</u></b>
0	2	1970
<b><u>EXEMPT_PROP</u></b>	<b><u>CENSUS_BLOCK</u></b>	<b><u>FLOOD_PLAIN</u></b>
<b><u>NBR_STORIES</u></b>	<b><u>NBR_HALF_BATHS</u></b>	
3	0	

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116 East 3rd Street  
Orr Lodge #104

Existing Conditions



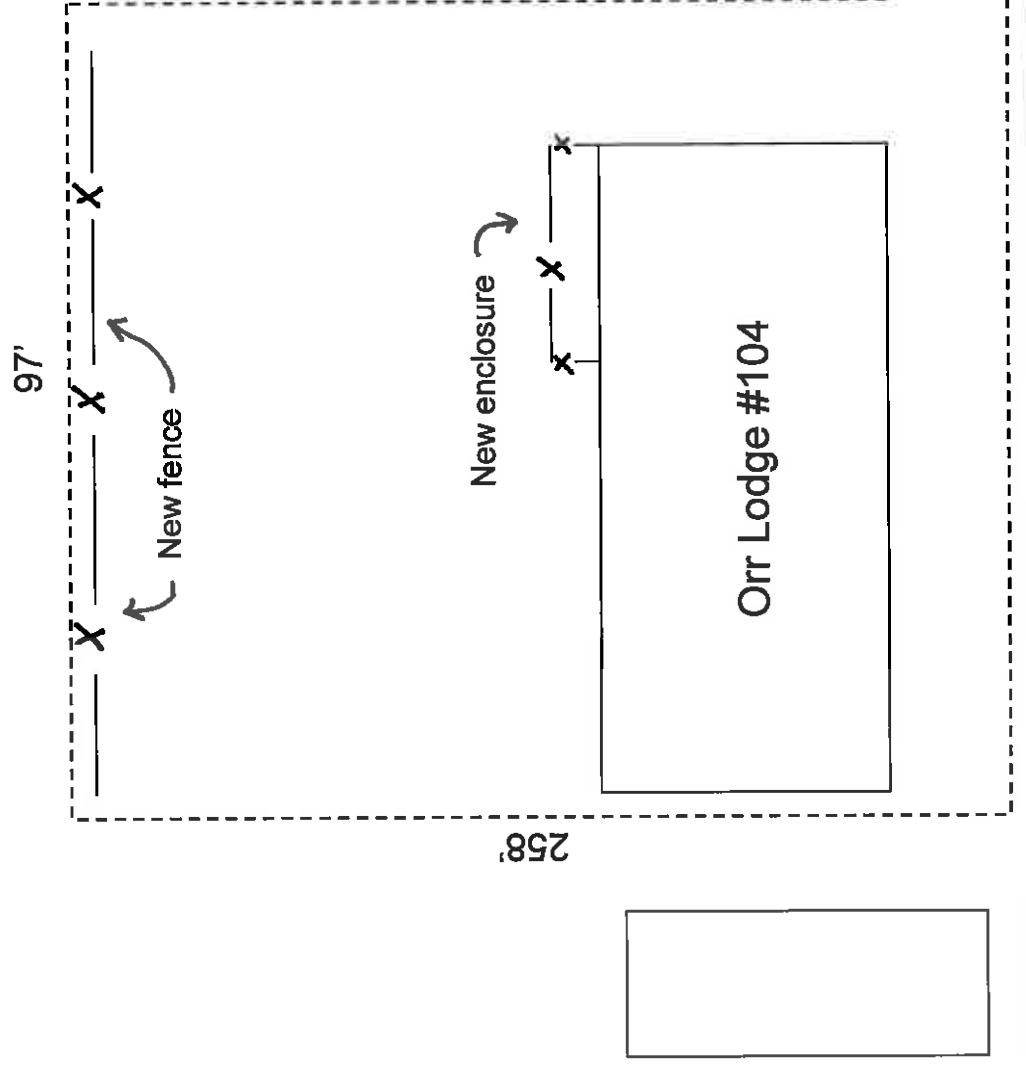
Rear Yard



Corner of Building

116 East 3rd Street  
Orr Lodge #104

Proposed Changes



Bonner Street

East 3<sup>rd</sup> Street

Orr Lodge #104 – Masonic Temple



116 East 3rd Street  
Orr Lodge #104

Property Owners

Adjoining Property Owners – 116 East 3<sup>rd</sup> Street

Taft Family Offices  
PO Box 566  
Greenville, NC 27835

Deborah B. Wright  
2502 N. Heritage Street  
Kinston, NC 28501

Faustina Harman  
129 Martin Luther King Jr. Dr.  
Washington, NC 27889

Rev. David Moore  
406 East 5<sup>th</sup> Street  
Washington, NC 27889

Scott A. Shepherd  
7245 Sumter Hwy  
Alcolu, SC 29001

Gene F. Godley  
210 Jackie Lane  
Washington, NC 27889

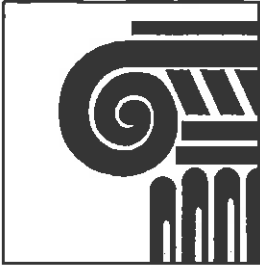
Clinton Earl Tetterton  
315 North Bonner Street  
Washington, NC 27889

William Dotson  
2334 Tar Landing Rd  
Williamston, NC 27892

Betty Randolph  
127 Wellington Drive  
Washington, NC 27889

Leonard Van Cura  
217 Pamlico Drive  
Washington, NC 27889

Harris Investment Group  
4525 VOA Rd  
Washington, NC 27889



**CITY OF WASHINGTON**  
**DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION**

November 21, 2014

**Subject:** Certificate of Appropriateness – 116 East 2<sup>nd</sup> Street – Orr Lodge #104

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by Mr. Doug Bennett of Orr Lodge #104 your property is located within a 100 feet of the above subject property.

*A request has been made Mr. Bennett to add a 6' high wooden privacy fence from the northwest corner of the property to the northeast corner of the property. The fence will be located along the rear property for security and privacy reasons.*

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

**Date:** Tuesday, December 2, 2014

**Place:** City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. City Council Chambers.

**Time:** 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9383 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

John Rodman  
Planning and Development

## REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission  
From: John Rodman, Planning and Development  
Re: 116 East 3<sup>rd</sup> Street – Construction of new fence

A request has been made by the Orr Lodge #104 for a Certificate of Appropriateness to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons. Please review the Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

### *Possible Actions*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the Orr Lodge #104 to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

*or*

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to the Orr Lodge #104 to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls. I further move that the Historic Preservation Commission place the following conditions on the approval:

*or*

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to the Orr Lodge #104 to add a six feet high wooden privacy fence from the northwest corner of the property to the northeast corner of the property (along the rear property line) for security and privacy reasons. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Chapter 4.0 Streetscape and Site Design Section 4.6 Fences and Walls.

# Minutes

November 4, 2014

**WASHINGTON HISTORIC PRESERVATION COMMISSION**  
**Regular Scheduled Meeting – Minutes**  
**Tuesday November 4, 2014**  
**7:00 PM**

**Members Present**

Mary Pat Musselman   Stacey Thalmann  
Geraldine McKinley   Ed Hodges  
Seth Shoneman   Judi Hickson

**Members Absent**

Victoria Rader

**Others Present**

Jennifer Brennan, Historic Planner  
John Rodman, Director  
Jessica Green, Administrative Support

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**I.      Opening of the meeting.**

The Chairman called the meeting to order.

**II.      Invocation**

A moment of silence was taken.

**III.      Roll Call**

A silent roll call was taken by staff.

**IV.      Old Business**

1. None

**V.      Major Works, Certificate of Appropriateness**

**Major Works**

1. A request has been submitted by the owner of 189 West Main Street to install two roll up industrial doors at the rear of the property.

Ed Hodges reminded the Commission that the information for the request had been presented to them at their last meeting. Trent Tetterton came forward and was sworn in. He explained that the plan is to install two roll up doors on what is formally known as the Fowle Building. He stated that the doors will have two functions: one, to allow the fermenting equipment for the micro-brewery to go into the building and secondly to provide a view of the outside and to bring the outside into the dining area of the restaurant. He explained that it will be wonderful to have the doors open during pleasant weather and bring the outside in. Mr. Tetterton stated that a precedent has already been set and there are similar doors that have been in the areas and facilities surrounding the building. Ms. Judi Hickson asked if the doors would be glass. Mr. Tetterton stated that they would be glass pane doors and they would be located in the dining area of the restaurant.

Mr. Tetterton stated that included with the request is proposed balconies on the second and third levels. He explained that the 2<sup>nd</sup> and 3<sup>rd</sup> levels will include 4 apartment units and they would like to add balconies to each one of those apartments. He stated that there would be 2 balconies on the front of the building, two on the Respass Street side, and 4 off the back of the building. Mr. Tetterton stated that the Hotel Louise did have balconies on the front of the building, setting a precedent. Mr. Hodges stated that those balconies were original to the building. Mr. Rodman came forward and gave the Commission a history on how the Commission has approved/ addressed balconies in the past. He explained that in 2004 with the re-habitation of the Louise Hotel the Commission did approve balconies on the rear, side, and front of the building because they provided evidence that sometime when the Hotel was there, there were balconies on the structure. In July of 2006 the original owners of the Fowle Building also brought in some diagrams similar to the current request and also asked for balconies on the rear of the building and the Respass Street side. Mr. Rodman stated that they did not request balconies on the front of the building. He explained that those balconies were going to come out 5 ½ ft. and the Commission asked that they reduce that to about 4 ½ ft. and they agreed to do that. In March of 2007 Mr. Bob Henkel came before the Commission and asked for balconies on the front, the Union Alley side, and the rear of his building. Mr. Rodman explained that the Commission did approve the balconies on the rear and Union Alley side, but did not approve the ones on the front Main Street side. Mr. Rodman stated that the only balconies that have been approved on the front of the building were the Louise Hotel and they presented evidence showing that there were balconies there in the past. He stated that the Commission has approved balconies in the front in the past, but they were hesitant to do so without some evidence of them existing in the past.

Mr. Hodges asked about the material that will be used for the proposed balconies. Mr. Tetterton stated that the intent would be for the floor decking to be a treks material and the balcony railings to be a power coated aluminum, simulating the ornate iron type of railing. Mr. Tetterton explained that the balconies would come out 4ft 10ins from the wall. Mr. Hodges then spoke about how the windows will be replaced with doors to provide access to the balconies on the rear of the building and how the square doors will disrupt the brick archway

design currently over those windows on the third floor on the rear. Mr. Tetterton and the Commission discussed this issue. Ms. Thalmann recommended maybe using an arched door on the third floor so that it will not interrupt the brick arch over the doorway. Ms. Brennan explained that the reason for the difference maybe because the third floor has a different height than the second floor, so they may be making an adjustment because of the interior support structure. She explained that the ceiling height is much shorter on the third floor. The Commission discussed how the balconies on the third floor will affect the detailing on the second floor of the building. Mr. Tetterton stated that based on the photographs of the rear of the building it doesn't seem that the arch is as ornate on the upper level, as it is on the lower levels. Mr. Tetterton stated that he felt it would be worth investigating arched doors for the third floor. Mr. Hodges stated that the Commission would not be voting on the balconies tonight, all they would be voting on is the doors. Mr. Tetterton stated that he would follow up with the developers about the arched door idea. Ms. Thalmann stated that she is steadfast against interrupting the architecture detail of the building by removing the arches. Ms. Brennan again reminded the Commission that they are not voting on the balconies and stated that maybe the best recommendation would be to go back to the architect and discuss options with the concern about the archways and maintaining those.

Mr. Hodges stated that it would have been nice to have the entire plan presented to the Commission instead of receiving request in a piece mill manner. Mr. Hodges asked if there were any other questions about the doors at the rear of the property.

The Chairman stated that there were none present to speak for or against the request.

The Commission discussed the door request further.

Judi Hickson made the following motion: I move that the Historic Preservation Commission grant a Certificate of Appropriateness to New Vision Partners, LLC to install two large industrial roll up doors at the rear of the property located at 189 West Main Street. This motion is based on the following findings of fact the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 3.9 Rear Elevation. Her motion was seconded by Stacey Thalmann. All voted in favor and the motion carried.

#### **Minor Works**

1. A request has been made by the owner of 722 West Main Street to remove a dead tree from the front yard.
2. A request has been made by the First Baptist Church on Harvey Street to remove a tree that is a danger to the church building.
3. A request has been made by the owner of 107 West Main Street to change out the exhaust fan on the roof.

4. A request has been made by the owner of 601 East Main Street to replace the heading system with an HVAC system.
5. A request has been made by the owner of 126 North Market Street to create a transition from existing sidewalk to door threshold.
6. A request had been made by the Brown Public Library to remove a dead tree from the Bridge Road side that is dying and in danger of falling into the street.
7. A request has been made by the First Presbyterian Church on West Second Street to reverse existing wooden doors so that doors open out to meet ADA requirements.
8. A request has been made by the owner of 405 East Main Street to replace the current metal roof with a new matching metal roof on the front porch of the house.

Judi Hickson made a motion to approve the minor works. Her motion was seconded by Stacey Thalmann. All voted in favor and the motion carried.

#### **VI. Other Business**

Mr. Rodman came forward and explained that the First Christian Church has decided on some plans and they plan to rebuild on the parking lot across the street from the original location. He explained to the Commission that the parking lot is not located in the historic district. Ms. Musselman asked why they are not building on the original site. Mr. Rodman stated that they felt the original site would not be large enough for the new church. He explained that the original site would become a memorial garden. Mr. Rodman explained that since the lot is not in the historic district, the church does not have to confirm to the historic guidelines.

Ms. Brennan then came forward and updated the Commission on the Water Street house auction.

#### **VII. Approval of Minutes – October 7, 2014**

Judi Hickson made a motion to approve the minutes as corrected. Stacey Thalmann seconded the motion and all voted in favor.

#### **VIII. Adjourn**

There being no other business Geraldine McKinley made a motion to adjourn. Her motion was seconded by Stacey Thalmann and all voted in favor.